



**FOR LEASE**

NEW CONSTRUCTION FLEX CONDOS

**1690 NW 108TH AVE - STE 151**  
**SWEETWATER, FL 33172**



**APEX**  
CAPITAL REALTY

# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



## ADVISORS

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# OFFERING SUMMARY

**10890 NW 17TH ST, SWEETWATER, FL 33172**

Apex Capital Realty is proud to introduce one new construction industrial condo for Lease.

The unit include two-room office space with air conditioning, a Bathroom, Modern lighting, a Glass storefront, and shared parking spaces. The units are perfect for storage and dispatch. Also perfect for vehicle storage. Ability to add vehicle lifts for car storage. 18+ foot ceilings.

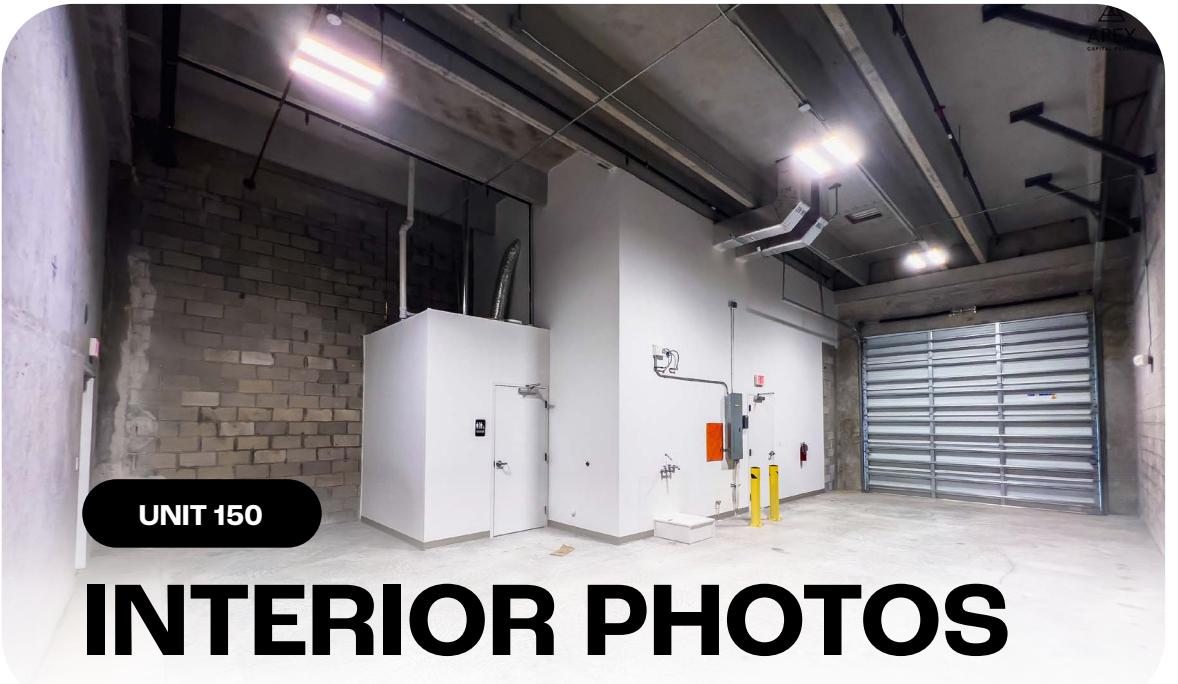
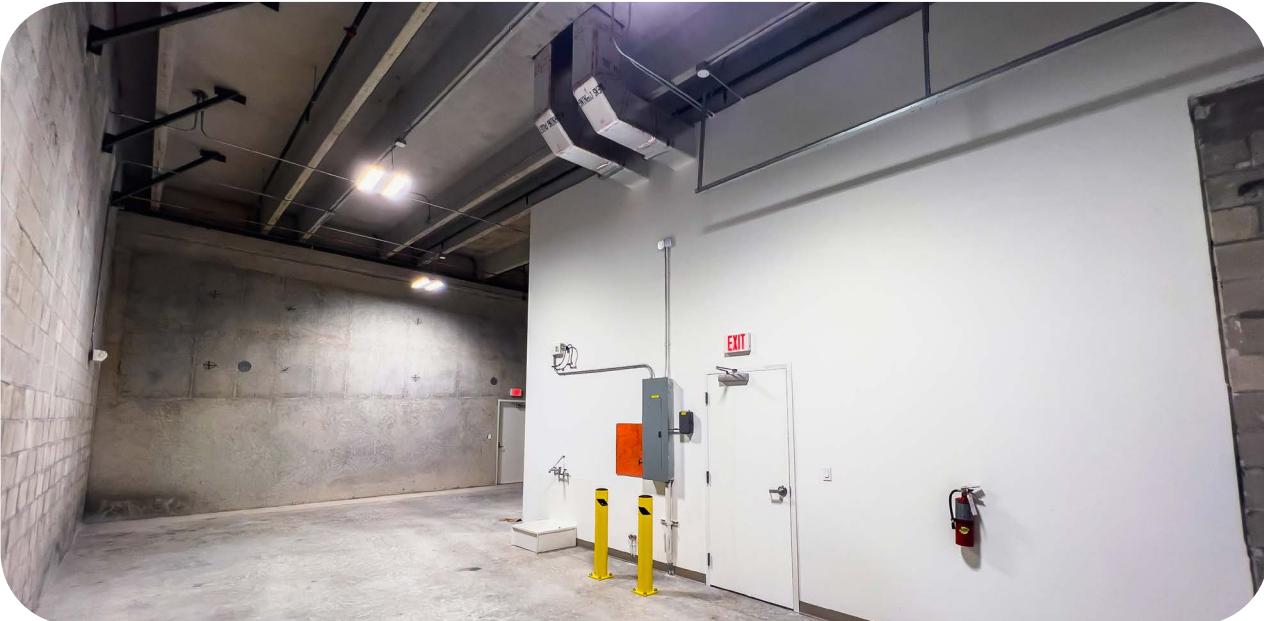
Fantastic location, next to Dolphin Mall and Miami International Mall. No Columns!

<b>Unit 151</b>	1,290 SF
<b>Ceiling Height</b>	18"
<b>Year Built</b>	2022
<b>Asking Price</b>	\$31.63 PSF Modified Gross



## HIGHLIGHTS

- Easy Access to Dolphin Expwy (836), Turnpike, & 826
- Minutes from Miami International Airport
- New Construction
- Oversized Drive In Door
- 250 SF Office Space w/ 1 Bathroom and Full A/C



UNIT 150

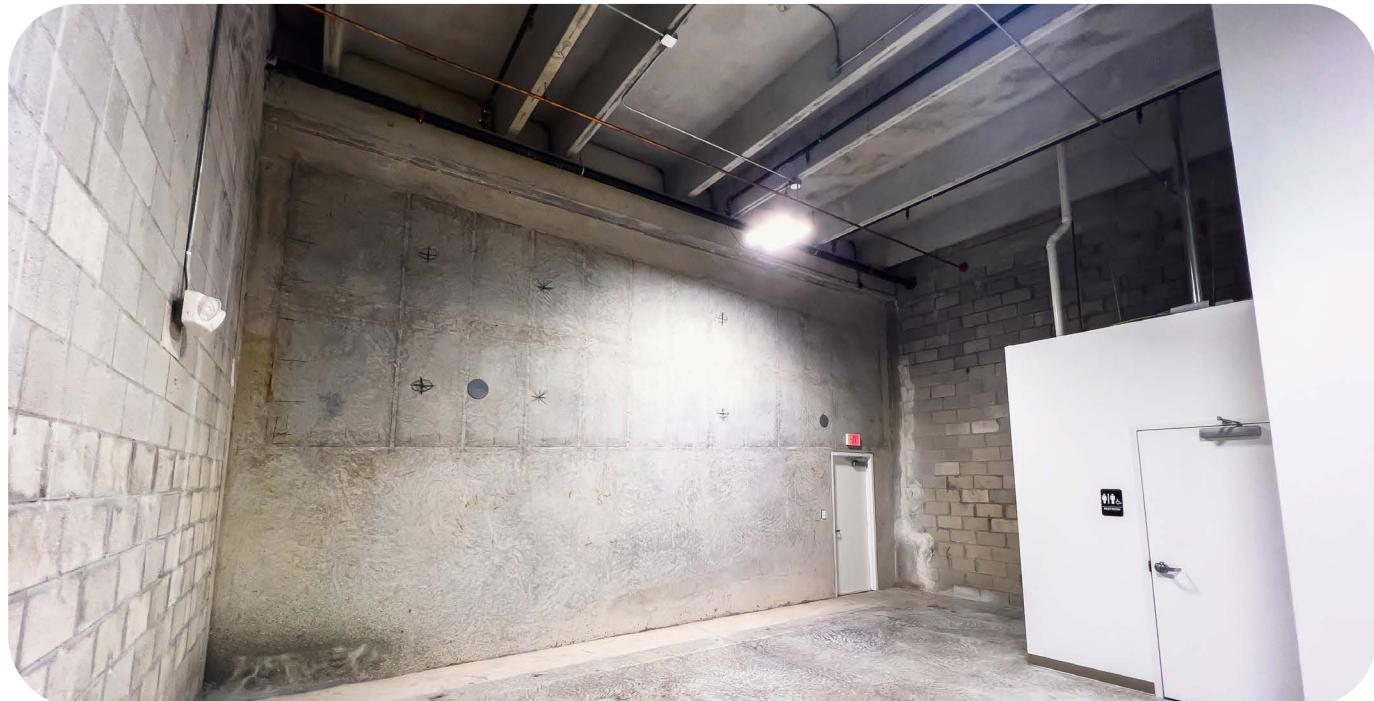
# INTERIOR PHOTOS



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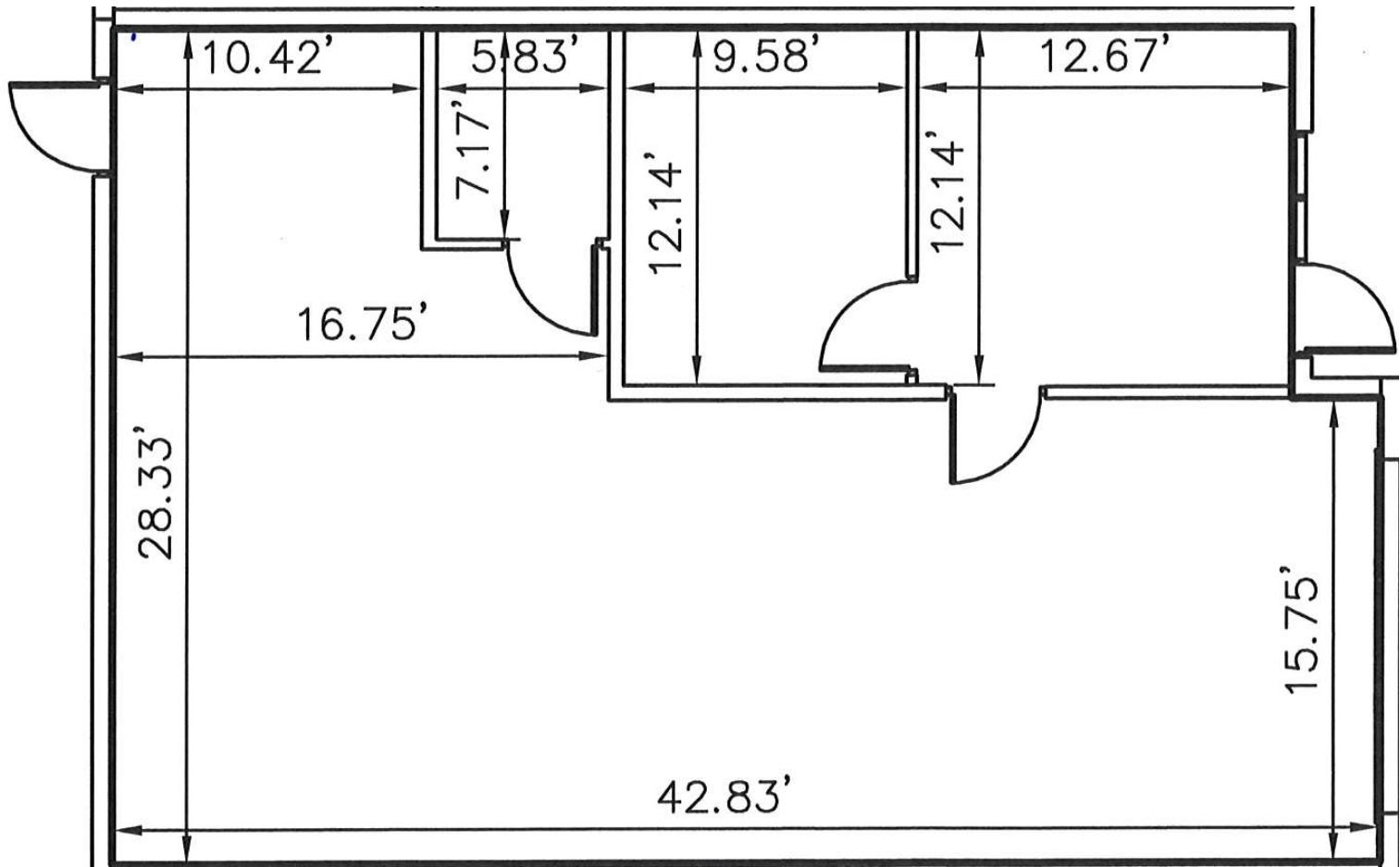
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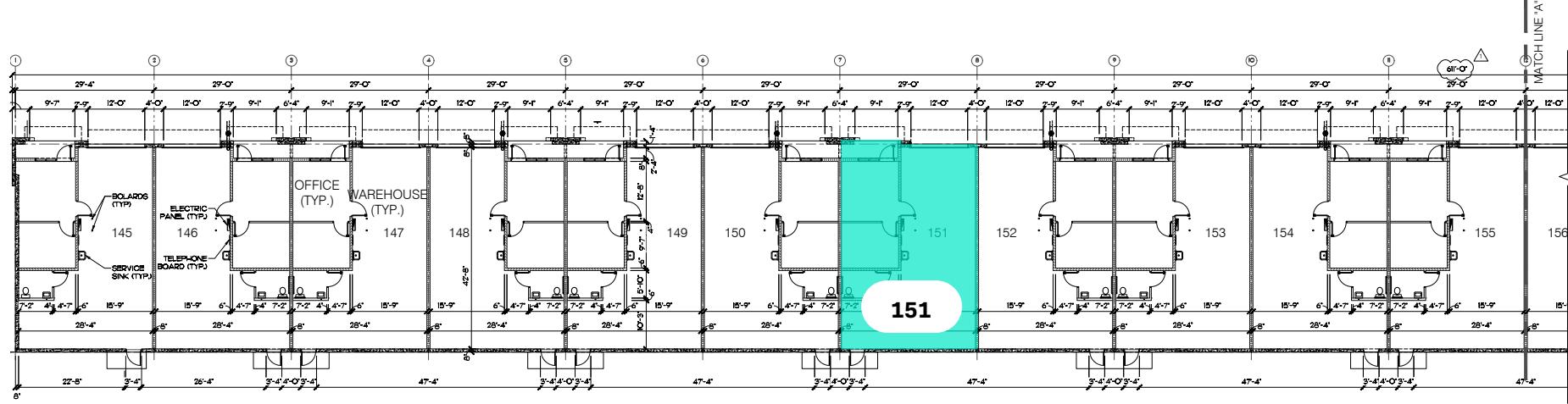
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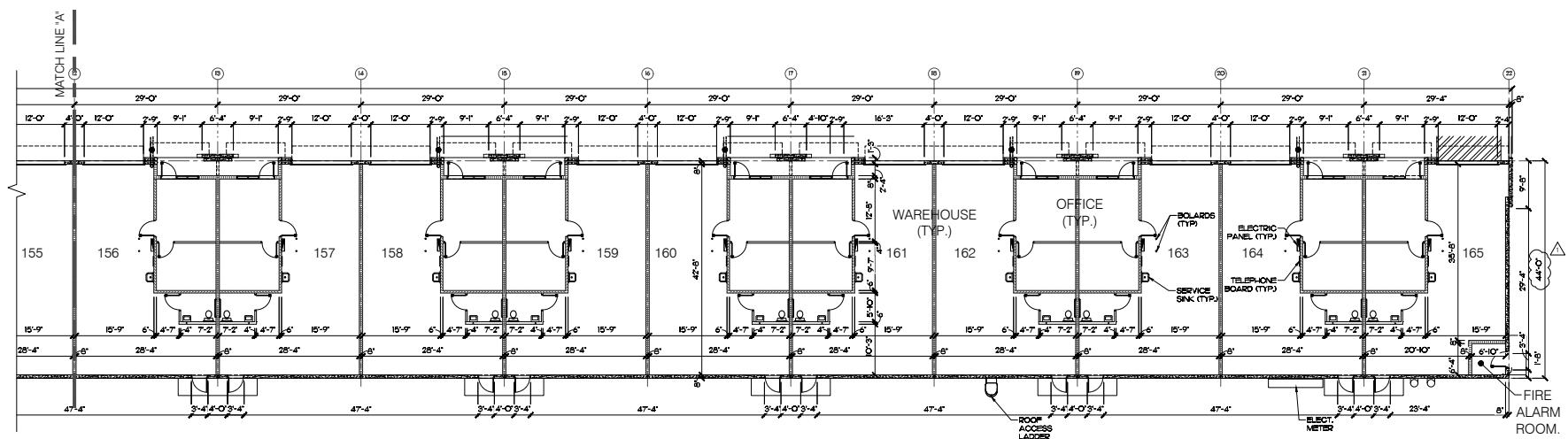
# UNIT 151 FLOOR PLAN



# BUILDING FLOOR PLAN

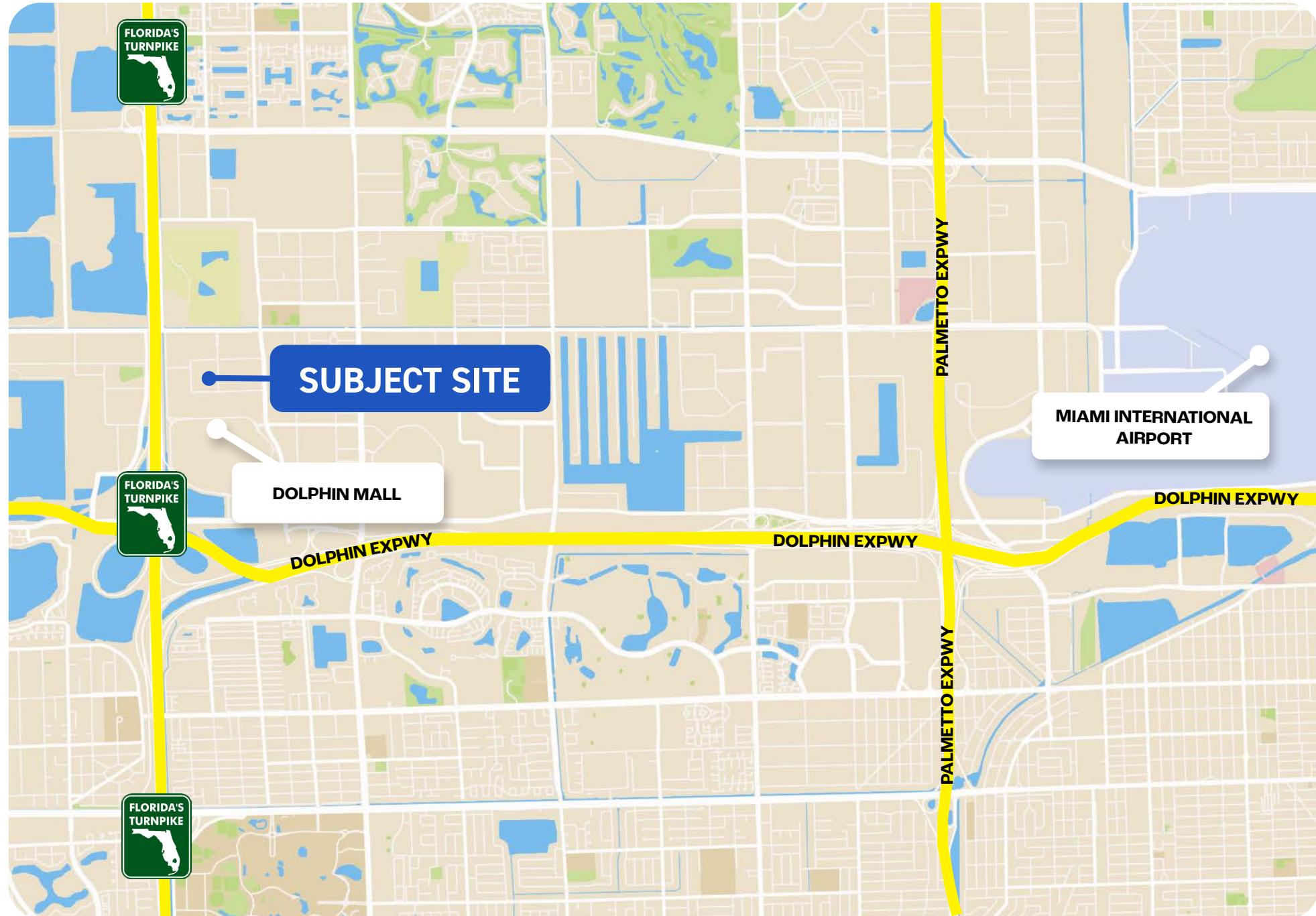


FLOOR PLAN BUILDING 2 PORTION "A"  
SCALE: 3/32" = 1'-0"



FLOOR PLAN BUILDING 2 PORTION "B"  
SCALE: 3/32" = 1'-0"

# RETAIL MAP





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